

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

using compacted crush stone. Sidewalks and pedestrian trails shall be constructed along property frontages concurrent with the construction of the public roads servicing each phase of the development and along the frontage of Route 543.

This plan is subject to the Harford County Forest Conservation Regulations. The Department of Planning and Zoning has reviewed and approved Forest Conservation Plan (FCP14-086-2) for its conformance with the Harford County Forest and Tree Conservation Regulations. A Forest Stand Delineation (FSD 14-004-1) was submitted and approved by the Department of Planning and Zoning.

This proposed site contains 152.574 +/- acres and is zoned R-1 (Urban Residential). The total amount of forest located on the site is 49.22 acres. The proposed design of the project will result in the clearing of 20.73 acres of existing forest. A total of 28.49 acres of forest shall be retained.

The Eva Mar development is required to provide 35.426 acres of reforestation. The plan proposes 36.390 +/- acres of reforestation to be planted on-site, including individual tree plantings.

All proposed seedling plantings shall have tree tubes and stakes installed to foster acceptable survival rates since unprotected plantings are highly susceptible to deer browse and other environmental factors.

Prior to issuance of a grading permit a surety in the amount of \$501,636.80 (1,254,092 square feet x \$.40 = \$501,636.80) must be submitted to assure the planting and survival of the required on-site reforestation. A different surety amount may be posted if an acceptable cost estimate from a landscape contractor is submitted to the Department of Planning and Zoning and approved. All reforestation work must be completed within two (2) years of the issuance of the first grading permit. The Department of Planning and Zoning must be notified in writing when all reforestation work has been completed. Partial release of the surety will occur after the first and second growing seasons if the plantings are completed and are demonstrating adequate survival rates.

The area to be retained as well as the reforestation areas shall be identified on the final plats as "Forest Retention Area". A Declaration of Covenants and Restrictions for these areas must be submitted with the final plat. These areas are non-disturbance areas similar to a Natural Resources District (NRD). Any need to encroach into the Forest Retention Area shall require contact with the Department of Planning and Zoning and possibly a revised Forest Conservation Plan.

The existing forest edges shall be protected prior to and throughout construction with a combination of sediment controls and high visibility fencing. Encroachment into the retained forest shall constitute a violation of the Harford County Forest Conservation Regulations and the approved Forest Conservation Plan. Therefore, the tree protection devices shall be required as a condition of approval.

There are non-tidal wetland areas and minor tributary streams shown on this plan. Individual streams shall receive a 75' buffer. A 75' buffer is required from the edge of each identified non-tidal wetland and pond. Stream crossings are shown on this plan. Department of the Army (DA) authorization is required for the proposal. The applicant will be required to demonstrate that impacts to waters of the United States have been avoided and/or minimized to the maximum extent practicable on-site. Once avoidance/minimization has been demonstrated, the applicant may also be required to mitigate for losses to waters of the United States. All applicable permits must be obtained from the Maryland Department of the Environment (MDE) and/or Army Corp of Engineers.

A copy of the permit must be provided to the department. Impacts to the NRD shall be minimized during the development of the project.

Natural Resource District areas may not be located on the proposed urban residential lots. Forest Retention Area easements may not be located on any of the proposed lots that are less than 20,000 square feet in size.

A Landscaping (L14-086-2) plan has been submitted and approved by the Department of Planning and Zoning at this time. A surety in the amount of \$93,625.00 shall be submitted to assure the planting and survival of the required landscaping, including street trees. The surety in the form of a bond or letter of credit with a surety agreement shall be received for the landscaping prior to the issuance of grading permits. Changes to the Landscaping plan during final design, which result in reducing or relocating the required planting(s) shall necessitate a revised landscaping plan.

The Division of Water and Sewer is not able to review landscaping plans until the construction drawings have been approved. The Division will review the landscaping plan after the water and sewer utility drawings are approved. If utilities conflict with the proposed landscaping, the landscaping plan shall be revised, and a new series submitted for review and approval by the County.

The Harford County Health Department has extended its approval of this Preliminary Plan. The site will be serviced by public water and sewer. The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed. The final plat must bear the standard Owner's Statement and the master plan conformance statement.

The Harford County Department of Public Works, Division of Water and Sewer has approved this plan. The offsite sanitary sewers shall be replaced from Ex. MH4A of contract 6025 to Ex. MH2 of contract 2943 and from Ex. MH3 to Ex. MH6 of contract 9106. This work shall be performed concurrent with the first phase of either the single family lots or the CCRC.

This project is currently in the W-6/S-6 category in the Water and Sewer Master Plan. It is the property owner/developer's responsibility to request in writing to the Division of Water and Sewer to have the category designation revised to the W-3/S-3 category. The category designation may not be revised until the Preliminary Plan has been approved by the Department of Planning and Zoning. Water and Sewer construction drawings may not be approved and subdivision plats may not be recorded until the category designation has been changed.

The contract numbers for Phase One of the residential portion of this project are 9794 for water and 9795 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

When the water and sewer construction drawings are approved for the homes in this subdivision, they will be approved only for the building footprint and driveway locations shown on this plan. Any revisions to the shape of the building footprint will require that the utility drawings be revised to show the new configuration of the unit. Additionally, if a group of buildings is shifted, revised construction drawings must be approved for the change. The Developer hereby agrees to relocate, at his/her expense, any services that were incorrectly placed within a driveway or sidewalk.

Stormwater management must be provided and designed in accordance with the Harford County Code and the 2000 Design Manual and the requirements of Supplement 1. A Stormwater Management Concept Plan (SMCP) has been submitted and approved at this time. Comments must be addressed on any subsequent stormwater plan submittals. The final stormwater management plan must be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facilities and open space is the responsibility of the homeowners association (HOA) and shall be stipulated in the association documents. The HOA documents shall be submitted with the final plat, for recording within the Harford County Land Records. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Maintenance is the responsibility of the individual lot owner.

Road plans will need to be approved and a Public Works Agreement (PWA) will need to be executed prior to the issuance of building permits for the site. Construction access to the site shall be via MD Route 543 only, and the project shall be phased accordingly. Tyrell Court shall be thirty (30') feet wide between Cloverfield Court and Eva Mar Boulevard.

Sidewalks/pedestrian trails shall be constructed along the property frontage along MD 543 and shall extend to Amyclae Drive. The pedestrian crosswalk shall be extended on Eva Mar Boulevard to the entrance of the retirement community at Bosley Circle. Corner lots shall provide driveway access onto the minor road(s).

The Harford County Soil Conservation District (SCD) has reviewed this plan. An adequate erosion and sediment control plan must be integrated with the Stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. The department recommends that the existing small pond be inspected for compliance with MD-378 specifications prior to turning over to the homeowners association. The pond should be inspected to ensure pond safety prior to exchanging ownership.

If any proposed Storm Water Management Facility meets the Small Pond Standard (Practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes. A NOI permit is required from MDE when a project disturbs more than one (1) acre. Please contact MDE about the NOI permit process.

The Department of Planning and Zoning and the Department of Public Works have reviewed the Traffic Impact Analysis (TIA) for the proposed Eva Mar single family residential and Continuing Care Retirement Community (CCRC) development. The following improvements are required and access permits must be issued prior to building permit application:

MD 543 @ Prospect Mill Road: The developer is required to construct a southbound MD 543 left turn lane with 150 feet of storage. In addition, the developer is required to widen MD 543 to provide a center two-way left turn lane from Saddleback Way to Livingston Drive. This geometric improvement must be designed and constructed in accordance with Maryland State Highway Administration and Harford County Department of Public Works standards.

MD 543 @ Sparta Court/Site Access: The developer is required to construct northbound and southbound left turn lane and deceleration and acceleration lanes for the site access. The existing

southbound right turn lane must remain. In addition, the lane configuration exiting the site must be an exclusive left turn lane and a shared thru/right turn lane. These geometric improvements must be designed and constructed in accordance with Maryland SHA and Harford County DPW standards. In addition, the developer is required to design and install a traffic signal at this intersection after Phase I of the CCRC is developed and fully occupied, 30 single family units are fully occupied with additional units under construction, and the connection from the new development to the existing residential community has been completed. This connection is required prior to the issuance of a building permit for the thirty-first (31st) single family unit.

MD 22 @ MD 543: The developer is required to construct a second northbound MD 543 left turn lane. A 4 (four) foot median must be installed in accordance with Maryland SHA standards. Modification to the signal must be coordinated with Maryland SHA.

MD 543 @ Amyclae Drive: Based on the results of the Synchro and SimTraffic traffic applications, the installation of the traffic signal at the site access, the geometric improvements at the site access and the geometric improvement and signal modification at MD 22 will provide reduced side street delays from Amyclae Drive. Harford County concurs with the results of the Syncho and SimTraffic traffic applications. In addition, the developer is required to extend the southbound MD 543 right turn lane to connect to the southbound MD 543 acceleration lane south of Amyclae Drive. These geometric improvements must be designed and constructed in accordance with Maryland SHA and Harford County DPW standards.

MD 22 @ Prospect Mill Road: The developer is required to mitigate their impact to the Prospect Mill Road queues by restriping and signing Prospect Mill Road as an exclusive left turn lane and a shared left/right turn lane. The Maryland SHA will be constructing an improvement on MD 22 which will provide the receiving lane on eastbound MD 22 required for this improvement. The developer is required to consult with Maryland State Highway Administration on coordinating this improvement with their project. This improvement must be done in accordance with Maryland SHA and Harford County DPW standards.

All State Highway Administration (SHA) permits must be issued and any Harford County Public Works Agreements must be fully executed by the developer prior to building permit application, unless otherwise noted by this document. Copies of these documents must be provided to the Department of Planning and Zoning. Building permits will not be issued without this required documentation. All proposed work within the SHA right-of-way will require permits through the SHA. A separate access permit will be required and SHA tracking number established for each of the off-site improvements. The site access permit will utilize the existing SHA tracking number 14APHA017XX. All SHA policies, Standard and Specifications must be followed when preparing the access permit plans for review.

The Developer shall be responsible for all costs associated with the design, construction, utility relocations, providing energy and maintenance of the signal at the site access on MD 543.

The developer will be required to add a 5 (five) foot sidewalk/pedestrian trail and a 5 (five) foot bike lane along northbound MD 543 between Amyclae Drive and the site access.

If this project has not obtained an SHA permit and began construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated Traffic Impact Analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required.

The current school attendance areas for the Eva Mar subdivision include Hickory Elementary School, South Hampton Middle School and C. Milton Wright High School. In accordance with the recent updates to the Annual Growth Report, none of these schools capacities are over or projected to be over 110% of the State rated capacities.

The Volunteer Fire & EMS Association, Inc. and the Department of Emergency Services have reviewed this plan. Dwellings on panhandle lots shall have the addresses marked at the point the driveways split to identify each dwelling's house number. Signs with directional arrows are recommended.

A Homeowner's Association (HOA) must be established for the ownership and maintenance of the stormwater management facilities and the areas of open space. All areas of open space shall be accessible to all residents of the community and clearly noted in the home owners documents.

Stannis Court and Braavos Court exceed 600 feet in length. Given the unique parcel configuration and to reduce the impacts to streams, wetlands and specimen trees, the length of these streets are hereby approved.

Lots 129-131 and Lots 99 and 100 shall share common driveways and shall require Common Drive Agreements. The Common Drive Agreements providing for the use, maintenance and responsibility of the common drive must be submitted for recordation with the final plat. Common drive easements must be provided on the final plat.

All lots proposed must meet the minimum lot size and all setbacks for the R-2 Zoning District and be shown on the final plat. All lots that abut two roads shall show two front-yard setbacks. The front setback line must be located where the lots meet the minimum lot width requirement.

The final plat is required to bear one or more corners accurately tied by a system of bearings and distances to a monument of the Harford County system according to §268-21(D) of the Harford County Subdivision Regulations.


For subdivisions that require overhead/underground right-of-way agreements, the agreements shall be executed and delivered by the subdivider to the appropriate public service company prior to final plat approval. Verification of this transaction will be submitted by the service company to the Department of Planning and Zoning prior to final plat recordation.

The final plat shall bear the following:

1. Addresses: Attached Plan
2. Signature of all owners of record; and
3. All plat plan notes.

Subject to the conditions as stated herein, preliminary approval is hereby granted and is valid for three (3) years. Request for an extension must be submitted in writing at least 60 days prior to the expiration of this approval. Final approval is contingent on the plan's compliance with all other State, County and Federal regulations. The final plat shall be recorded in the Harford County Land Records prior to building permit application.

The signed original of this letter, indicating concurrence by the owner/developer with the conditions as stated herein, must be returned within sixty (60) days of the date of this approval.


Milton D. Davenport, Chief
Development Review

 8-13-15
Anthony McClune, Chief
Current Planning Division

I hereby accept the conditions of
this preliminary plan approval

Owner/Developer - Signature Date

Owner/Developer - Print Name

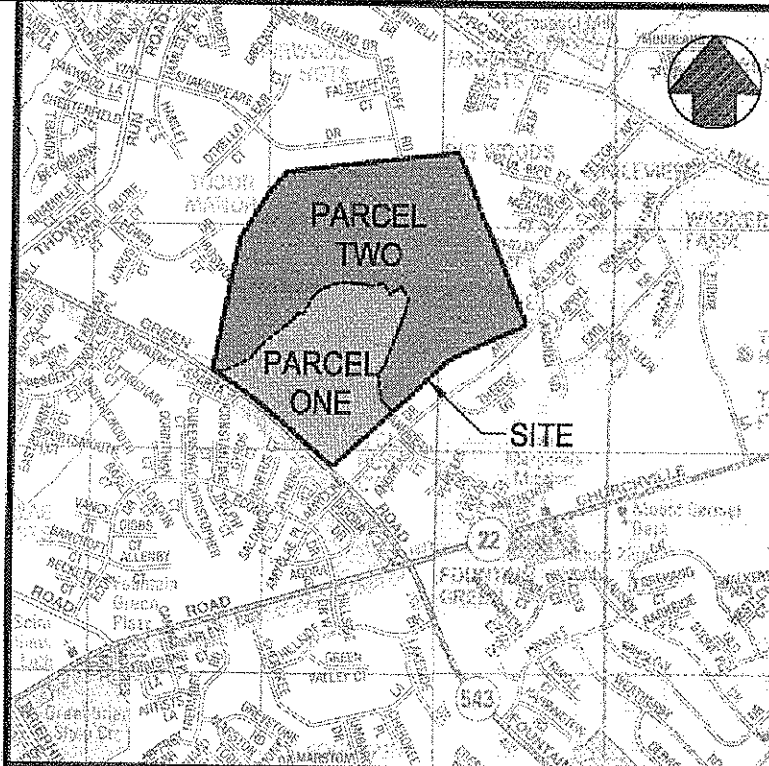
ASM:MDD:EV/dm

Cc: P&Z; DPW – W&S; DPW – Highways; P&R; Health Dept.;
DES; SHA; Engineer; Owner



SITE DATA:

- OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES
C/O JOHN PROBST
1127 PLEASANT PATHWAY
PACED BOTTOM, MD 21083
- DEVELOPER/ CONTRACT PURCHASERS:
EVA MAR, LLC
5074 DORNEY HILL DRIVE, SUITE 205
ELK LUTHER CITY, MD 21024
CONTACT: SUSAN F. SHEA
CONTACT: MICHAEL CHARLTON
- PROPERTY INFORMATION: ADDRESS: 301 N. FOUNTAIN GREEN ROAD, BEL AIR, MD
TAX MAP 41 PARCEL 131
DEED REFERENCE: 2004/143
EXISTING ZONING: R1
4. SITE AREA: 152.5742 AC.
(PER BOUNDARY PLAT PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED JANUARY 2013.)
- PROPOSED USE:
PARCEL 1: 1 CONTINUING CARE RETIREMENT COMMUNITY LOT (47.09 AC.)
PARCEL 2: 144 SINGLE-FAMILY RESIDENTIAL LOTS (105.48 AC.)
6. AREA OF NATURAL RESOURCE DISTRICT: PARCEL 1: 8.224 AC. (17.5%)
PARCEL 2: 51.668 AC. (300%)
7. DENSITY:
ALLOWED: PARCEL 1: 1 RESIDENTIAL UNIT PER ACRE
PARCEL 2: 1.4 DU / ACRE @ 105.48 AC. = 189.66 DU
PROPOSED: PARCEL 1: SEE SITE PLAN
PARCEL 2: 1.4 DU / ACRE (144 LOTS / 105.48 AC.)
8. BUILDING SETBACKS / REGULATIONS (PARCEL 2)
MINIMUM FRONTYARD SETBACK: 25'
MINIMUM SIDEYARD SETBACK: 7' (20' TOTAL)
MINIMUM REARYARD SETBACK: 22'
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT WIDTH: 60'
MINIMUM BUILDING COVERAGE: N/A
MINIMUM IMPERVIOUS COVERAGE: 85%
MINIMUM BUILDING TO BUILDING: N/A
9. OPEN SPACE:
REQUIRED: PARCEL 1: SEE SITE PLAN
PARCEL 2: NONE
PROPOSED: PARCEL 1: SEE SITE PLAN
PARCEL 2: 85.84 AC. (56.15% AC.)
10. PARKING:
REQUIRED: 2 P.S. PER SINGLE FAMILY LOT @ 144 LOTS = 288 P.S. @ 2000 S.F. PER P.S.
PROVIDES: 288 ON LOT PARKING SPACES
11. IMPERVIOUS SURFACES:
ALLOWED: PARCEL 1: SEE SITE PLAN
PARCEL 2: 65%
PROPOSED: PARCEL 1: SEE SITE PLAN
PARCEL 2: 65%
12. THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.
13. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 240250162 D & 240250166 D, EFFECTIVE DATE JANUARY 7, 2006.
14. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
15. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
16. THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.
17. A FIELD SURVEY OF THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.
18. THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HARFORD COUNTY DEPARTMENT OF PLANNING & ZONING.
19. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
20. EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN RAZED.
21. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
22. A HOMEOWNERS' ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND AREAS OF OPEN SPACE.
23. A WAIVER WILL BE REQUIRED TO ALLOW THE REMOVAL OF SPECIMEN TREES ON-SITE.
24. A WAIVER WILL BE REQUIRED TO ALLOW FOR A REDUCTION IN PAVEMENT WIDTH FROM 30' TO 26' ON RESIDENTIAL ACCESS ROADS AND 24' AT WETLAND CROSSINGS.
25. A WAIVER WILL BE REQUIRED TO ALLOW FOR SIDEWALK ON ONE SIDE OF THE ROAD ALONG EVA MAR BOULEVARD.
26. A FOREST STAND DELINEATION PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC., WAS APPROVED MAY 5, 2014.
27. A CONCEPT PLAN PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. WAS APPROVED JUNE 30, 2014.



VICINITY MAP
SCALE: 1"=200'

145
CONTINUING CARE
RETIREMENT COMMUNITY
REFER TO THE SITE PLAN FOR
CARSLING RUN AT EVA MAR

LEGEND:

	EXISTING 2' INTERVAL CONTOUR		SOILS LINE AND DESIGNATION
	EXISTING 10' INTERVAL CONTOUR		AREA OF REFORESTATION
	PROPOSED 2' INTERVAL CONTOUR		PROPOSED STREET LIGHT
	PROPOSED 10' INTERVAL CONTOUR		PROPOSED RECREATIONAL TRAIL
	EXISTING BUILDING		EXISTING SPECIMEN TREE
	EXISTING TREE		EXISTING OVERHEAD POWER LINE
	EXISTING WOODY VEGETATION		
	PROPOSED TREE LINE		
	PROPOSED BUILDING SETBACK		
	EXISTING EASEMENT		
	EXISTING EASEMENT		
	EXISTING FENCE		
	PROPOSED LOT LINE		
	PROPOSED CENTER LINE OF ROAD		
	PROPOSED EDGE OF PAVEMENT		
	EXISTING RIGHT-OF-WAY (R/W) LINE		
	BOUNDARY/PROPERTY LINE		
	EXISTING ADJOINING PROPERTY LINE		

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRO	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AH8	ALBINO	3-8%	LIMITED	YES	NO	YES	B
C82	CHESTER	3-8%	NO	NO	YES	NO	B
C82	CHESTER	8-15%	NO	NO	NO	NO	B
G82	GLENDEL	15-25%	NO	YES	NO	YES	B
L82	LEGORE	8-15%	NO	NO	NO	NO	C
M82	MONTALTO	3-8%	NO	NO	YES	YES	B
N82	NESHAMINY	3-8%	NO	NO	YES	NO	B
N82	NESHAMINY	8-15%	NO	NO	NO	NO	B
W8	WATCHUNG	3-8%	YES	YES	NO	YES	D

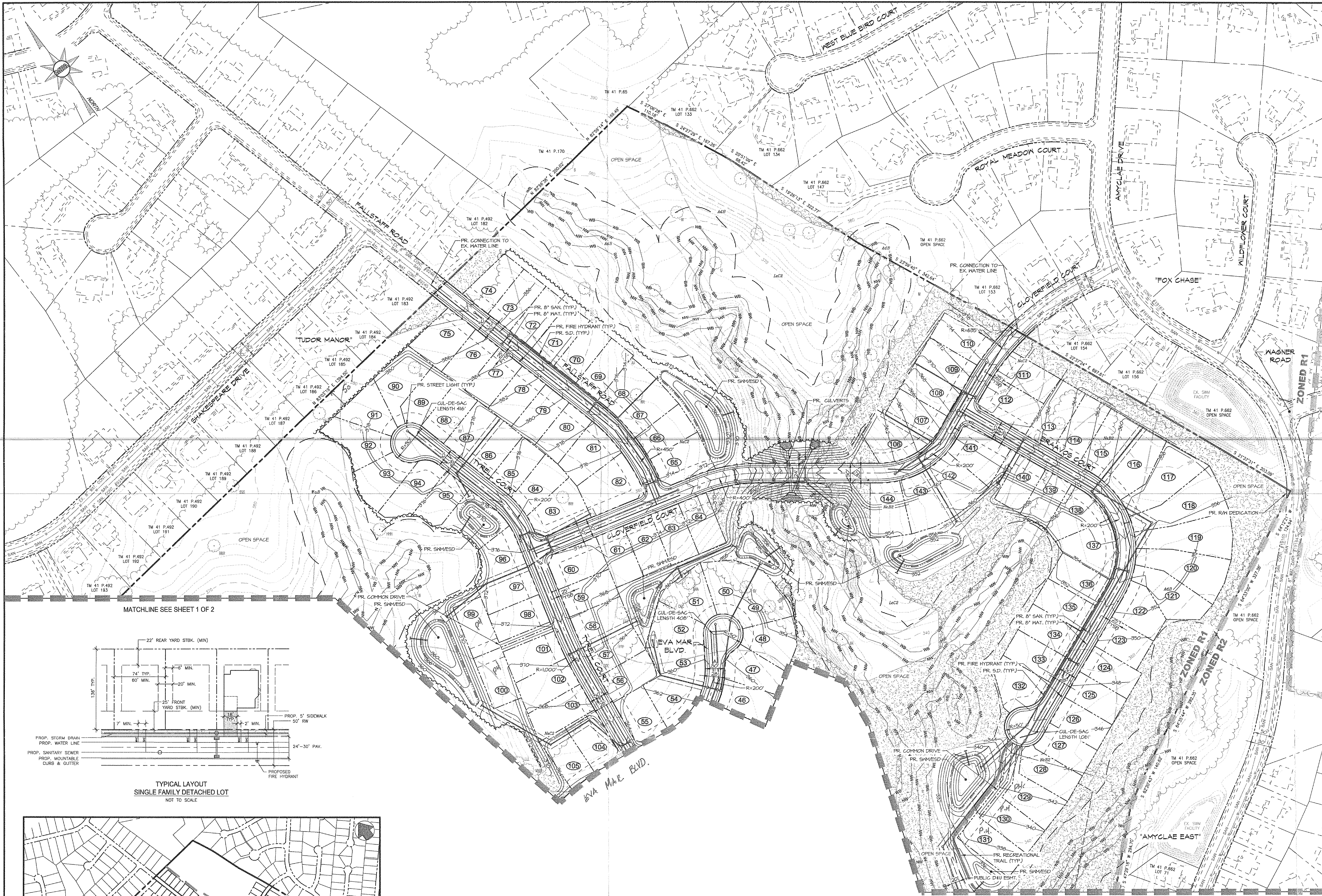
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRA@MRA.COM
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SERIES TWO
PRELIMINARY PLAN
FOR
EVA MAR

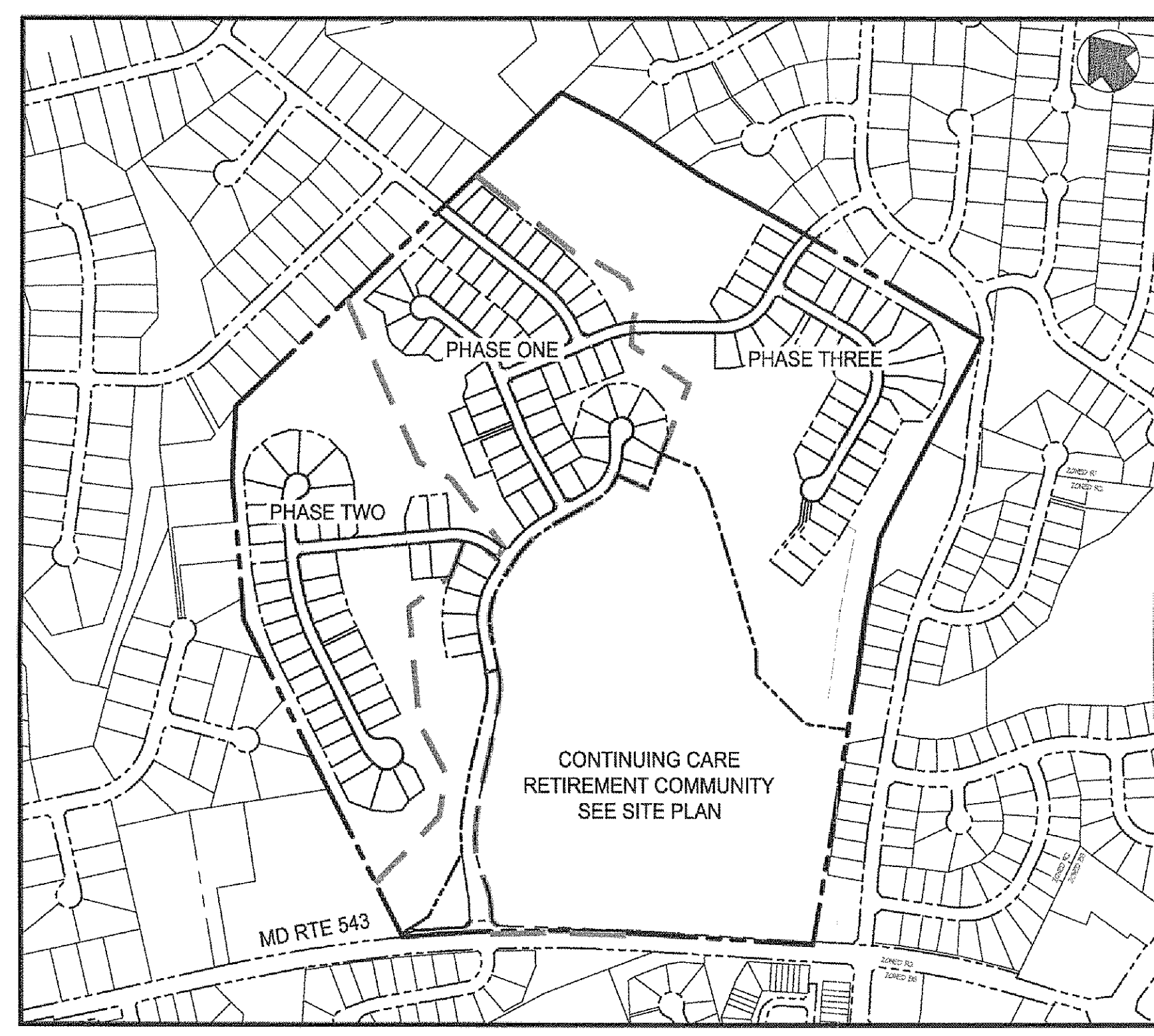
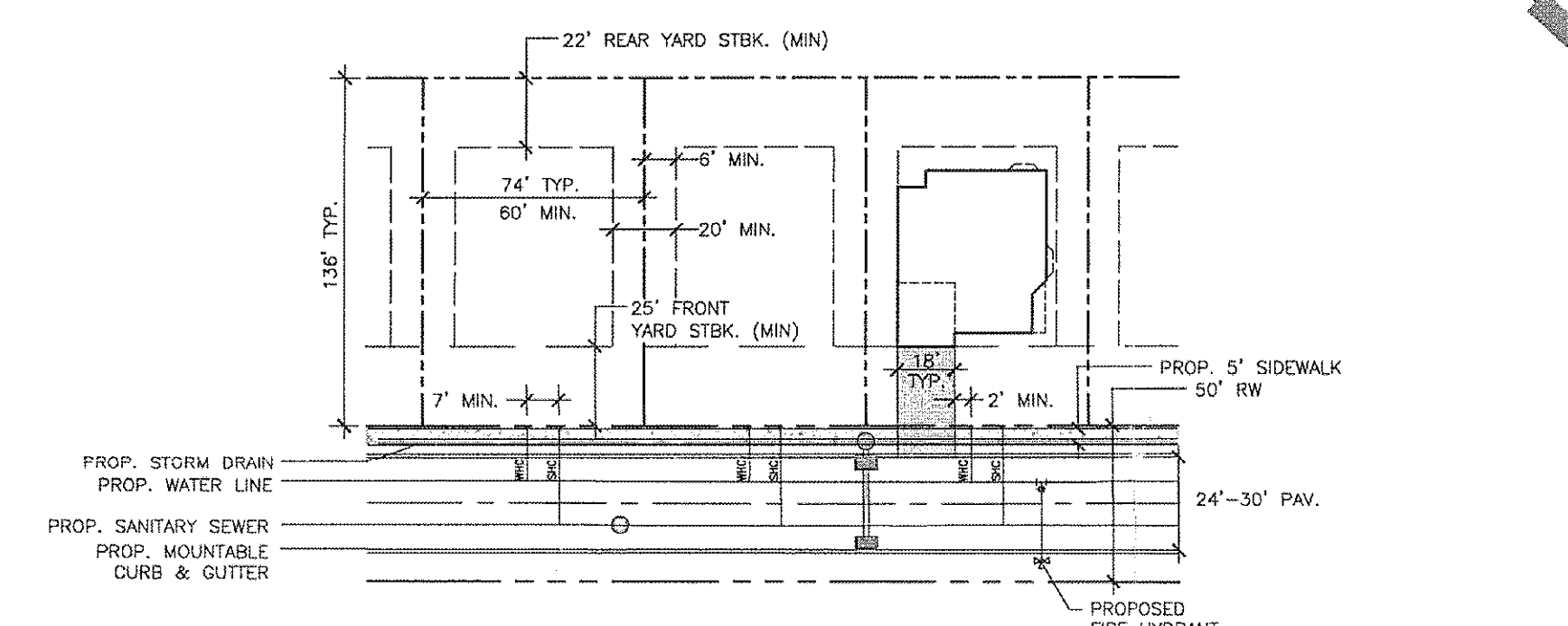
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE	REVISIONS	ADDRESS	DAC COMMENTS
09/22/2014			

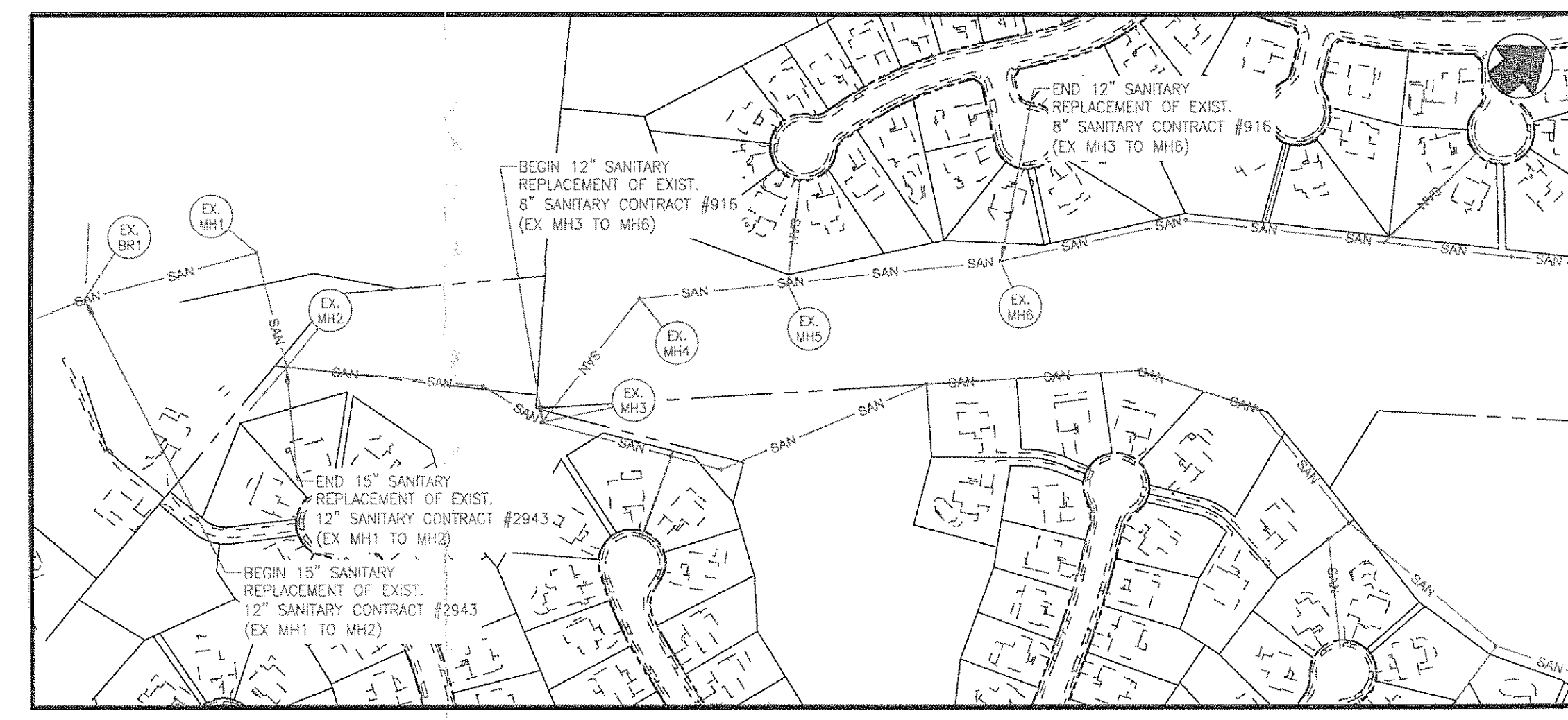
JOB NO.: 18077/17613
SCALE: 1" = 100'
DATE: 07/08/2014
DRAWN BY: MMV
DESIGN BY: MMV/AGD
REVIEW BY: JMK/PTM
SHEET: 1 OF 2




ADJOINING PROPERTY OWNER LIST			
TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 463 LOT 38	STEPHEN R. COHEN & TINA COHEN	1600 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 39	JOHN R. MILLER & BARBARA A. MILLER	1601 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 40	ROBERT J. MCGINNEY	1603 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 44	MICHAEL A. BROWN & SUSANNE S. BROWN	1721 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 45	TERRY LEE RUDDOCK & DAMIAN RUDDOCK TRUSTEES	1723 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 46	KEVIN P. O'DONNOR & PAMELA R. O'DONNOR	1728 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 47	WILLIAM E. HART & JANET L. HART	1726 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 184	MICHAEL A. MARTINI & JANINE Y. MARTINI	1721 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 183	JOHN W. GERDES & CYNTHIA A. GERDES	1723 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 192	RICHARD SANTORO & ASHLEY SANTORO	1725 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 191	PAUL A. CORIS & DEBRA A. CORIS	1727 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 190	MARY LOUISE BEDEL TRUSTEE	1729 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 189	THOMAS J. MCMAEE & YVONNE P. MCMAEE	1731 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 188	KEVIN L. LUDWIG, JR. & JUDITH M. LUDWIG	1733 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 187	JAMES R. O'BRIEN & CATHY M. O'BRIEN	1735 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 186	JAMES F. STANGLE & JUDY L. STANGLE	1737 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 185	STEVEN R. BRYANT & MARY C. BRYANT	1739 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 184	JAMES A. DARTER & BARBARA C. DARTER	1741 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 183	RYAN EBERHART & EMILY EBERHART	1743 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 182	WILLIAM E. MONTAGNY, JR.	1801 FALSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 170	RICHARD R. SPONAGLE & ROSE M. SPONAGLE	1900 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 65	DONALD L. MOHR & ROBIN K. MOHR	1916 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 133	KENNETH W. SMITH	1216 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 134	DEANNA THAKER & PAULINA THAKER	1214 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 147	BRETT A. HALSEY & DENNA D. HALSEY	1206 ROYAL MEADOW CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 148	HARFORD PROPERTIES AT AMYCLAE LLC	W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 153	ROSS E. SMITH, IV	1205 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 154	BRIAN J. DWIG & KELLY L. DWIG	1204 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 156	MYRNA VILLANUEVA & JENNIFER L. VILLANUEVA	1806 AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 155	AMYCLAE EAST HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 157	AMYCLAE EAST HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 171	BRIAN J. CUSHNER & ANN K. CUSHNER	1712 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 170	ROBERT C. ACQUAVELLA & KATHLEEN D. ACQUAVELLA	1710 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 169	LEONARD HERBECZEK	1708 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 168	PAUL J. ZILKA & PATRICIA A. ZILKA	1706 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 167	KRISTIN L. CONNELLY & KEVIN CONNELLY	1704 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 166	ADRIENNE HORODOWICZ & CHRISTOPHER HORODOWICZ	1702 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 165	TIMOTHY D. WALLORY & DINA M. WALLORY	1614 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 164	RANDOLPH C. BAKER	1612 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 163	PAUL S. DUMMEL & JENNIFER A. DUMMEL	1610 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 162	YOUNG JIN KIM & OK MI KIM	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 161	ANIELA FELICIANO & WINFRED T. FELICIANO	1606 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 160	CHRISTOPHER R. MATTHEWS & CHRISTINE M. JENSEN	1604 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 159	MICHAEL S. NIEDZWIEDO & LISA NIEDZWIEDO	1602 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

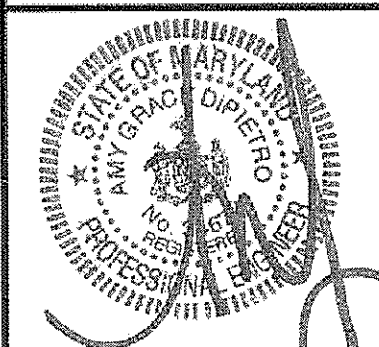


- LEGEND:**
- EXISTING 2' INTERNAL CONTOUR
 - EXISTING 10' INTERNAL CONTOUR
 - PROPOSED 2' INTERNAL CONTOUR
 - PROPOSED 10' INTERNAL CONTOUR
 - EXISTING BUILDING
 - EXISTING TREE
 - EXISTING WOODY VEGETATION
 - PROPOSED TREE LINE
 - PROPOSED BUILDING SETBACK
 - EXISTING EASEMENT
 - EXISTING PAVEMENT
 - EXISTING FENCE
 - PROPOSED LOT LINE
 - PROPOSED CENTER LINE OF ROAD
 - PROPOSED EDGE OF PAVEMENT
 - EXISTING RIGHT-OF-WAY (R/W) LINE
 - BOUNDARY/PROPERTY LINE
 - EXISTING ADJOINING PROPERTY LINE
 - PROPOSED STREET LIGHT
 - PROPOSED RECREATIONAL TRAIL
 - EXISTING SPECIMEN TREE
 - SOILS LINE AND DESIGNATION
 - EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S."
 - EXISTING 25' STATE NONTIDAL WETLAND BUFFER
 - EXISTING NATURAL RESOURCE DISTRICT (NRD)
 - PROPOSED LOT NUMBER
 - EXISTING STORM DRAIN
 - EXISTING WATER LINE & FIRE HYDRANT
 - EXISTING SANITARY SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE & FIRE HYDRANT
 - PROPOSED SANITARY SEWER
 - DENOTES AREA OF SLOPES 15% - 25%
 - DENOTES AREA OF STEEP SLOPES > OR = 25%
 - ZONING LINE
 - AREA OF REFORESTATION
 - EXISTING OVERHEAD POWER LINE





MORRIS & RITCHIE ASSOCIATES, INC.
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PRELIMINARY PLAN
FOR
EVA MAR
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.: 18077/17613
SCALE: 1" = 100'
DATE: 07/08/2014
DRAWN BY: MVM
DESIGN BY: MVM/AGD
REVIEW BY: JMK/PTM
SHEET: 2 OF 2